

AN AMENDMENT TO THE COMPREHENSIVE PLAN FOR FAIRFAX COUNTY, VIRGINIA 2003 EDITION

GENERAL LOCATION: East of Richmond Highway, West of CSX Railroad Tracks, North and South of Furnace Road

PARCEL LOCATION: 113-3 ((1)) 40, 41

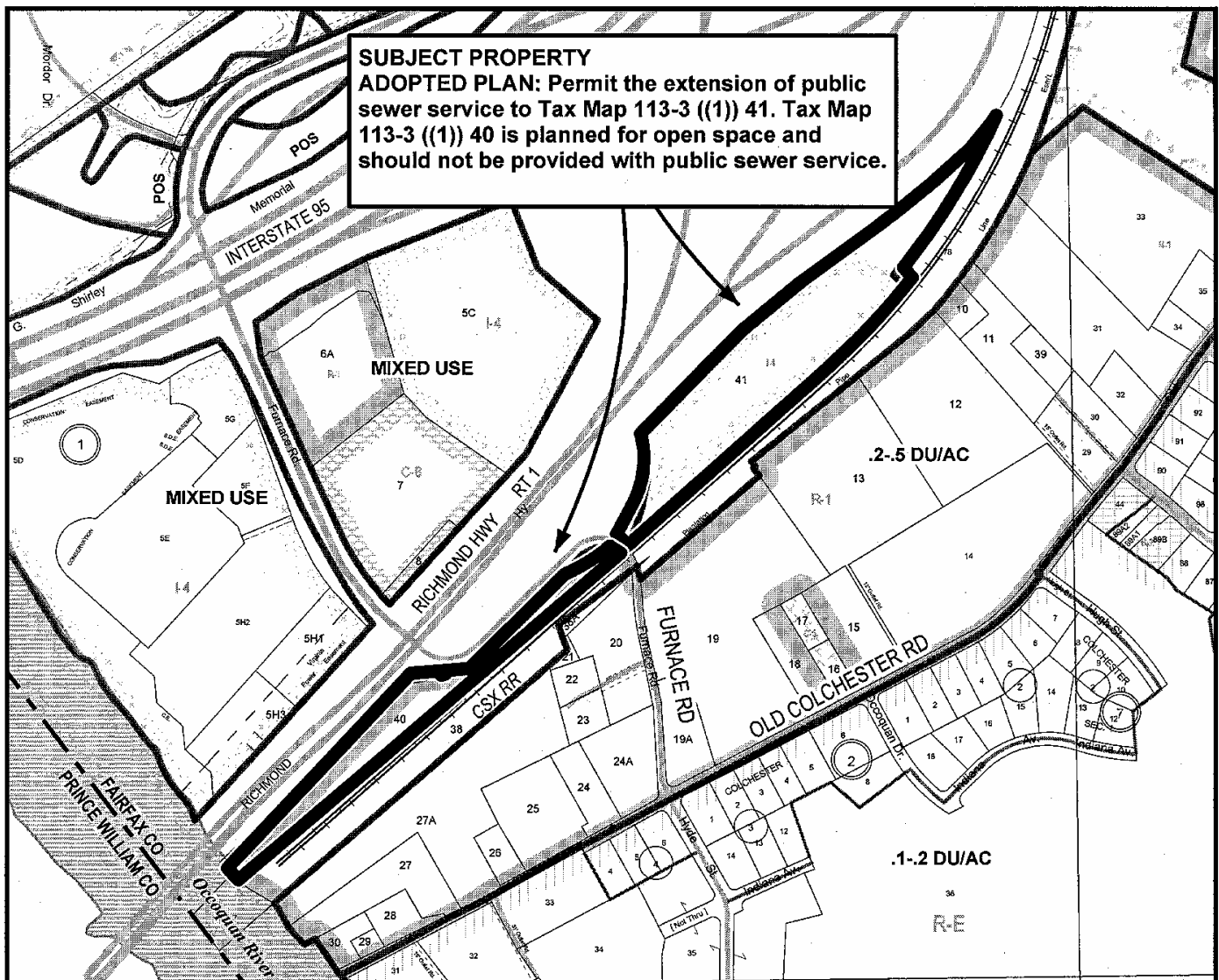
PLANNING AREA AND DISTRICT: IV, Lower Potomac

SUPERVISOR DISTRICT: Mount Vernon

ADOPTED: June 20, 2005

ITEM NO. S05-IV-LP1

FOR ADDITIONAL INFORMATION CALL (703) 324-1210



600 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
PARCEL INFORMATION CURRENT TO MARCH 2005



AMENDMENT TO THE COMPREHENSIVE PLAN (2003 EDITION)

The following changes to the Comprehensive Plan have been adopted by the Board of Supervisors. To identify changes from the previously adopted Plan, new text is shown with underline and deleted text is shown with ~~strikethrough~~.

MODIFY: Fairfax County Comprehensive Plan, 2003 Edition, Area IV, Lower Potomac Planning District, as amended through March 21, 2005; LP2-Lorton-South Route 1 Community Planning Sector, Land Unit F, page 76, as follows:

“Land Unit F

Land Unit F includes established and developing industrial uses adjacent to the ~~RF&P~~ CSX Railroad tracks...”

MODIFY: Fairfax County Comprehensive Plan, 2003 Edition, Area IV, Lower Potomac Planning District, as amended through March 21, 2005; LP2-Lorton-South Route 1 Community Planning Sector, Land Unit F, Sub-unit F3, page 77, as follows:

“Sub-unit F3

Sub-unit F3 is located between Route 1 and the ~~RF&P~~ CSX Railroad tracks (~~Tax Map 113-3 ((1)) 9~~) and consists of Tax Map 113-3 ((1)) 40 and Tax Map 113-3 ((1)) 41. General recommendations identified for Land Unit F apply to this sub-unit.

As an option, industrial/flex space uses should be considered up to .25 FAR. The uses should strengthen the concept that this area is the southern gateway to Fairfax County, and should complement gateway development to the west. Uses may include warehousing, wholesaling and offices, provided that the combined area of all office, both as a principal use and as an accessory use, does not exceed 35 percent of the total gross floor area. The development should be well-designed, set back and extensively buffered from adjacent residential uses in order to be compatible with the surrounding low density existing and planned residential uses, “gateway” development in Land Unit C and the proposed Town of Colchester Historic District. A thorough heritage resources survey should precede development and the recovery of significant heritage resources should be undertaken with development. ~~Development of the site should not rely on the provision of public sewer service, which is not planned for extension to this sub-unit.~~ If public sewer service is provided to this sub-unit, it is only recommended for Tax Map 113-3 ((1)) 41 and should include the restriction that the 400-foot Rule shall not apply to Parcel 41. Tax Map 113-3 ((1)) 40, which is zoned for residential use, should be dedicated to the County and preserved as open space, and should not be provided with public sewer service.”

MODIFY: Fairfax County Comprehensive Plan, 2003 Edition, Area IV, Lower Potomac Planning District, as amended through March 21, 2005; LP2-Lorton-South Route 1 Community Planning Sector, Land Unit F, page 85, as follows:

“Public Facilities

...

Consistent with the proviso below, the Approved Sewer Service Area has been extended from the current center line of the existing right-of-way of Route 1, 400 feet to the east from the intersection of Route 1 and Gunston Road south to the intersection of Route 1 and Giles Run Road excluding any land which is within 400 feet of the existing western edge of the right-of-way of Old Colchester Road.

In addition, as further limitation on the extension of the Approved Sewer Service Area east of Route 1 and south of Gunston Road, the County’s administrative policy established July 2, 1979, which permits the extension of sanitary sewer lines, under certain circumstances, up to 400 feet beyond the approved sewer service area boundary shall not apply. Therefore, no structure or use which is located outside the approved sewer service area shall be permitted to connect to public sanitary sewer.

Any pumping station(s) required to implement the expansion of the Approved Sewer Service Area in the LP2-Lorton Route 1 South Community Planning Sector will be sited on the west side of Route 1 only and sized to accommodate only the portions of the land use plan for LP2 adopted by the Board of Supervisors on September 23, 1991 for which the extension of the sanitary sewer service area is approved.

The limitation on the extension of the Approved Sewer Service Area along the east side of Route 1 expresses the clear policy of the Board to upgrade and encourage positive development and to change the industrial character of properties along Route 1. However, it is also the clear policy of the Board that, with the exception of portions of Section 1 of the Gunston Heights subdivision and portions of the Wiley subdivision, no public sewerage will occur in the LP3 Mason Neck Community Planning Sector nor within the area west of Old Colchester Road not planned for public sewer because of the historic, archaeological, scenic, environmental and heritage resources characteristics of this area.”

MODIFY

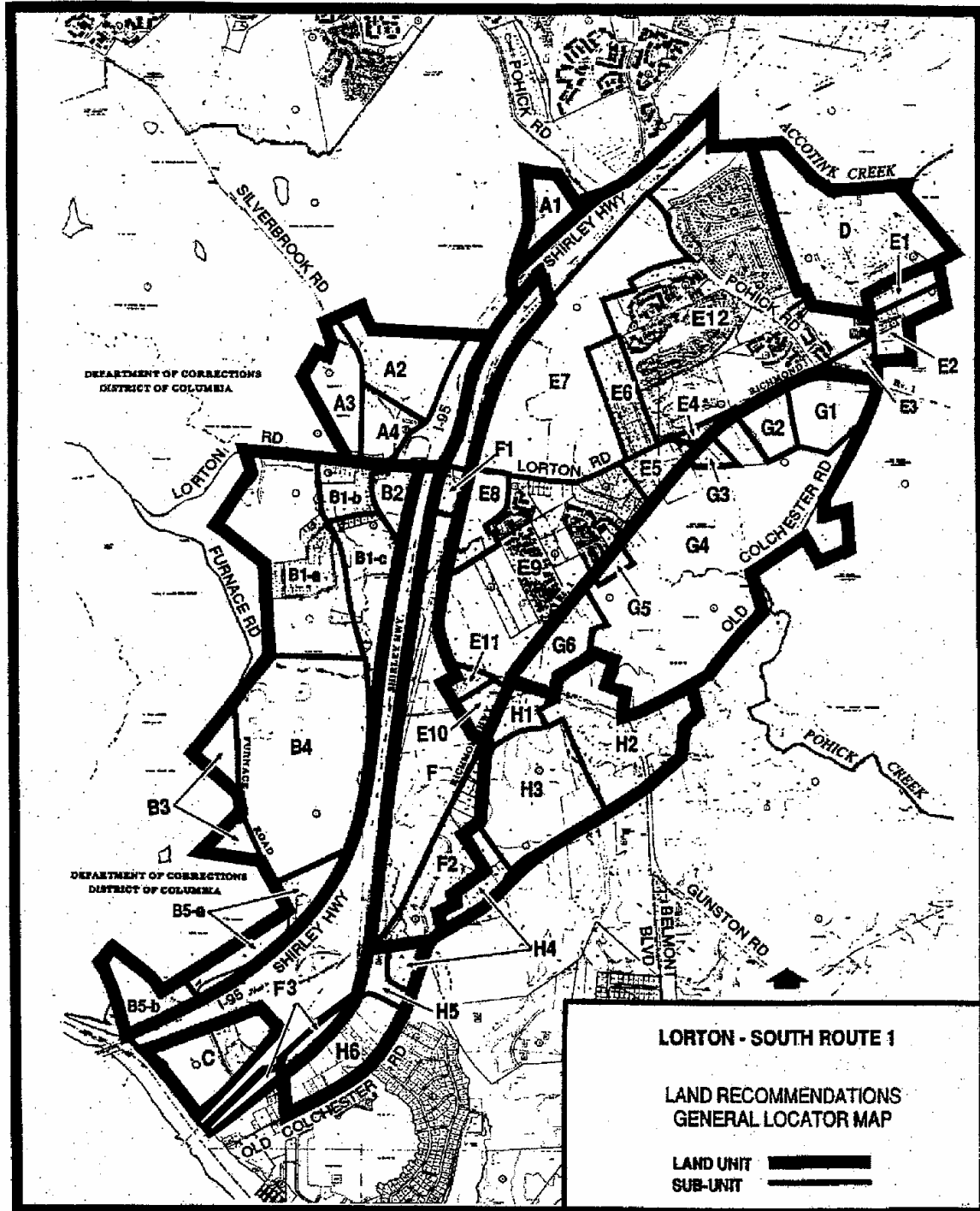
FIGURE: Fairfax County Comprehensive Plan, 2003 Edition, Area IV, Lower Potomac Planning District, as amended through March 21, 2005; LP2-Lorton-South Route 1 Community Planning Sector, Land Unit F, Figure 21, “General Locator Map,” page 53, to clarify that Sub-unit F3 consists of Tax Map Parcels 113-3((1))40 and 41 (Tax Map Parcel 113-3((1))9 referenced in the text no longer exists).

PLAN MAP: The Comprehensive Plan map will not change.

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2003 Edition
Lower Potomac Planning District, Amended through 6-20-2005
LP2-Lorton-South Route 1 Community Planning Sector

AREA IV

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GENERAL LOCATOR MAP **FIGURE 21**